
COMMUNITY DEVELOPMENT

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*Embracing the Past,
Exploring the Future*



An affordable senior housing development, proposed by Lankford Interests, LLC, received support from the City of College Station City Council at the Council's February 12th meeting. Lankford Interests is a Texas based company with strong ties to the Central Texas area and has been involved in the development of over 1,200 units of both affordable and market rate multifamily developments.

The development, named Terrace Pines Apartment Homes, will consist of 100 units, 80 of which will be affordable and available only to lower income residents. There will be one and 2-bedroom units and several of the units will be reserved for persons with physical disabilities. It will be located at 819 Krenk Tap Road which is the northeast corner of the Krenk Tap and Dartmouth intersection. This location provides close access to retail and grocery stores, parks, municipal offices and medical facilities.

The gated community, available to citizens 55 and older, will include many amenities, to include: video monitored security; assigned covered parking; fitness center; library; resident business center with computers; high speed internet service; health screening room; banquet/party area; entertainment room with large screen television; outdoor events pavilion; swimming

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Annual Action Plan Preparation

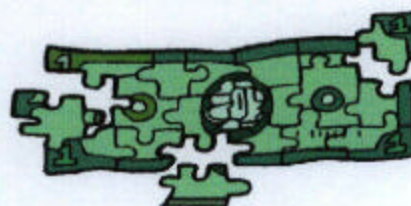
The City of College Station has begun the process of putting together the 2004 Annual Action Plan. This plan is an update to the 2000 – 2004 Five Year Consolidated Plan and will notify the U. S. Department of Housing and Urban Development (HUD) of how the City will allocate the 2004 Community Development Block Grant (CDBG) and the 2004 HOME Grant. The City was recently notified that it will receive \$1,345,000 in CDBG funds and \$755,095 in Home funds.

A Public Hearing was held on Monday, March 8, 2004 at the Lincoln Center to discuss the grant requirements, possible programs that can be funded, and Fair Housing information. Programs funded in the past include: Housing Rehabilitation, Optional Relocation Program, Down Payment Assistance, Public Service Funding, Public Facility, Acquisition, Code Enforcement, Community Housing Development Organizations, Tenant Based Rental Assistance, Administration, and Demolition. Citizens were asked to give their input as to what they feel are the most pressing needs of the community and what programs should receive funding in 2004 – 2005. All comments received will be considered in formulating the 2004 plan. If you would like to submit your input, please contact Sharon at 764-3778 to receive a blank questionnaire or visit our web site at <http://www.cstx.gov/home/index.asp?page=259>.

CDBG Public Service funds will be allocated through the Joint Relief Funding Review Process. Funding applications are due no later than 5:00 p.m. on Thursday, April 8, 2004. Applications will be reviewed by the Joint Relief Funding Review Committee (JRFRC) between April 22nd and June 3rd. A Public Hearing will be held on Monday, June 7th where the applications will be ranked. A second Public Hearing will be held on Wednesday, June 9th where the committee members will vote on the funding recommendations. These recommendations will be included in the 2004 Annual Action Plan.



The proposed 2004 Annual Action Plan will be available for citizen review and comment beginning July 5, 2004 for 30 days. The proposed goals and objectives stated in the plan will be presented to City Council on Thursday, July 8, 2004 at the regular City Council meeting. The proposed goals and objectives will be presented at a second Public Hearing on Monday, July 12, 2004 at 6:00 p.m. at the Lincoln Center. Citizens will be asked to submit comments regarding the proposed plan. These comments will be included in the Annual Action Plan when it is submitted to HUD. The City Council will be asked to approve the 2004 Annual Action plan with the JRFRC recommendations at the Council meeting on August 12th. The plan must be submitted to HUD no later than August 16, 2004. Upon approval of the plan by HUD, funds will be available beginning October 1, 2004.



All housing assistance programs information, including application forms for homeowners and contractors, may be viewed on-line at www.cstx.gov under Department Homepages/Community Development.



Contractors

The Community Development Office would like to thank all of our local and non-local construction contractors for their service to our community through continuing to build decent, safe and affordable housing in our low-income neighborhoods. Through the efforts of our for-profit and non-profit builders, and the collaboration of public and private partnerships, low-income citizens are finding that the American Dream of homeownership is easier to obtain than ever before. Without the expertise of the men and women in the housing construction industry, affordable housing would be non-existent. Thanks to all those who participate in the local housing construction industry and may it continue to be an integral part of our local economy.

The Community Development Office continues to encourage local contractors to become state certified to perform lead-based paint remediation activities as risk assessors, inspectors, supervisors, workers or firms. In accordance with the United States Code of Federal Regulations - Title 24 Part 35, the City is required to perform, or have performed, certain lead-based paint / lead hazard testing, remediation, and clearance activities on housing rehabilitation projects constructed prior to 1978. Currently, the CD staff must request those services from non-local contractors, since there remains no capacity to perform these type activities from our local contractor pool.



Down Payment Assistance

The City of College Station has a homeownership program called the Down Payment Assistance Program (DAP). DAP was designed to assist prospective first-time homebuyers with the purchase of a residential property in College Station. The DAP loan amount is 10% of the sales price with a cap of \$7,500. DAP loans are deferred and forgiven after five years. For properties developed by the City, additional subsidies are made available to assist with purchases. DAP assistance can be provided to qualified applicants in two methods: downpayment and/or closing cost assistance.

Eligible applicants must be first-time homebuyers, have a satisfactory credit history, must agree to occupy the prospective property as their principal residence for a period of five years, and must have a gross income of less than 80% of the Bryan-College Station area median income, as shown below.

2004 MEDIAN INCOME LIMITS			
Household	30%	50%	80%
1	\$11,350	\$18,900	\$30,250
2	\$12,950	\$21,600	\$34,550
3	\$14,600	\$24,300	\$38,900
4	\$16,200	\$27,000	\$43,200
5	\$17,500	\$29,150	\$46,650
6	\$18,800	\$31,300	\$50,100
7	\$20,100	\$33,500	\$53,550
8	\$21,400	\$35,650	\$57,000

The left column (Household) refers to the number of people in the home. The right column (80%) refers to the maximum income allowed per year by HUD guidelines.

Affordable Homes Now Complete in Southside Neighborhood

The Brazos Valley Community Action Agency's (BVCAA) Energy/Housing Division has continued to contribute to the redevelopment of the City's Southside Neighborhood by recently completing construction of two new, affordable homes at 1203 and 1205 Arizona Street. The City provided the lots, which were acquired with federal CDBG funds, and federal HOME funds were used for construction. Both houses, while modest in size at between 1,150 and 1,200 square feet, have garages, patios, ceiling fans, and all appliances. These attractive, all-brick, energy-efficient homes are now in the process of being sold to low and moderate income families. BVCAA operates as a Community Housing Development Organization (CHDO) for the City, and has previously completed seven successful projects in the Southside neighborhood.

BVCAA has acquired several other lots in the Southside area for future use in their affordable housing program.



Federal CDBG Grant Funds Public Facility Improvements

Federal Community Development Block Grant (CDBG) funds are currently improving three low-to-moderate-income locations in College Station:

Contractor Brazos Valley Services is nearing completion of drainage improvements in the Southside neighborhood bounded by Guernsey, Welsh, Luther and Fairview. Construction is scheduled to be complete by August.

In Northgate, Young Construction is proceeding with the rehabilitation of First, Maple, and Louise streets. Construction is scheduled for completion by November.

At the Lincoln Center, preliminary design is complete for a 3,500 square foot building addition, covered pavilion, and parking expansion. This project is anticipated to be bid by the end of March.

Community Development Continues Partnership with Habitat for Humanity

The newest Habitat for Humanity home in College Station is located at 1114 Detroit Street, and was built for Habitat applicant Elisa Garcia. The City provided the lot, which was acquired through foreclosure. The dilapidated house existing on the property was demolished by the city and replaced with an attractive four bedroom home by Habitat.

Another Habitat home is nearing completion at 412 Holleman. The lot for this three bedroom project was provided by the city using Community Development Block Grant funds for the acquisition. Many thanks to B/CS Habitat for their continuing commitment to provide safe, decent, and affordable housing in our community.



Fair Housing

The City of College Station is committed to affirmatively furthering fair housing for all persons. Toward that end, the City maintains a Fair Housing Ordinance, Ordinance #1197. This ordinance closely follows the federal Fair Housing Act of 1968, and the Texas Fair Housing Act. These laws make it illegal to discriminate in the sale, leasing, or financing of housing based upon:

- * Race
- * Color
- * Religion
- * Sex
- * National Origin
- * Familial Status
- * Handicap

Exceptions are made for owners of less than three properties, owners who occupy the property and rent rooms (as long as no agent is used to procure the tenant or buyer), and dwelling units owned by religious organizations or private clubs. If you believe you have been discriminated against, complaints may be made to the City Attorney's office within 90 days of the occurrence. The Community Development office is currently in the process of updating the City's Fair Housing Plan for the upcoming Consolidated Plan period, and is soliciting citizens' input concerning fair housing choice in College Station. If you have input regarding fair housing in the City of College Station, please contact the Community Development office, or email Art Roach, Community Housing Revitalization Coordinator, at aroach@cstx.gov.



Rehabilitation Program

The Owner-Occupied Housing Rehabilitation Program is a housing assistance program designed to renovate low-income homeowner residences using federal grant funds, provided the structure is feasible to rehabilitate. If the funding amount to rehabilitate the house falls at or below the maximum funding limit, the structure will undergo renovation to address code compliance and health / safety issues. Alterations of a non-code compliant nature may be addressed only when the code and health / safety issues have been satisfied. The homeowner must also agree to allow the City to place a five-year forgivable lien on their property to ensure the homeowner occupies their home for the entire lien period, maintains their property to City codes, keeps their home insured, and pays their annual property taxes.

There are currently two rehabilitation projects being prepared to bid out to local contractors. One of the projects received lead dust hazard abatement and has now been cleared for rehabilitation activities to commence. Both rehabilitation projects should be bid out and under contract by mid summer of 2004. The rehabilitation projects addresses are listed below:

Rehabilitation Projects Awaiting Bid-Out:
3103 Normand
1202 Haley Place



Senior Housing Development (Continued from page 1)

pool and spa; walking/jogging trails, and; large professionally landscaped park areas. The individual units will include: vaulted ceilings; ceiling fans; full size washer/dryer connections; outside storage; covered entry and front porch, and; energy star rated appliances.



Lankford Interests developed properties



The nearly nine million dollar development will be funded, in large part, with funding from the Texas Department of Housing and Community Affairs (TDHCA). Pending approval of TDHCA funds for the project, the City of College Station has also officially supported the developer's application to TDHCA and is prepared to contribute approximately \$522,000 of federal HOME Grant funding. The remaining funds needed for the development would come from private lender financing and developer equity.

TDHCA's project awards will be announced in July 2004 and construction for the project should begin in January of 2005. Initial leasing is expected in June 2005 with initial occupancy in September of 2005. Lankford Property Management Company will manage and operate the development on a day-to-day basis.

For additional information about the development, or to be added to the pre-leasing list of interested citizens, contact the City's Community Development Office at (979) 764-3778.

Optional Relocation Program

The Optional Relocation Program (ORP) is an owner-occupied housing assistance program designed to replace a low-income homeowner's house where the structure has deteriorated beyond a point of rehabilitation. The deteriorated structure is demolished and replaced with a new, modest sized, energy-efficient, low maintenance, single-family brick home using federal grant funds. The homeowner volunteers to temporarily relocate out of the dilapidated structure during the demolition and construction period, and relocate to the new structure once the construction is completed. The homeowner must also agree to allow the City to place a ten-year forgivable lien on their property to ensure the homeowner occupies their home for the entire lien period, maintains their property to City codes, keeps their home insured, and pays their annual property taxes.

There are currently three ORP projects slated for construction. Community Development (CD) housing staff are awaiting the finalization of two new house plans from a local architect. As soon as these plans are completed and reviewed for code compliance, and other related issues, one of the ORP projects will be bid-out to residential building contractors. The remaining two ORP projects have lot size issues which must go before the City's Zoning Board of Adjustments (ZBA) for variance approvals. These two projects will be bid-out as soon as ZBA approval is granted or any requirements of the ZBA are completed and approved. The three ORP project addresses are listed below:

ORP Project Awaiting Bid-Out:
410 Edwards

Pending ORP Projects:
822 Avenue B
1119 Detroit

FACADE Improvement Program

The Façade Improvement Program (FIP) is a commercial rehabilitation program designed to assist local commercial property owners with financial assistance to remediate health & safety issues and / or code violations to their property. The Façade Improvement Program Advisory Committee (FIPAC), consisting of two local merchants, an architectural professional, a member of the Historical Preservation Committee and three City staffers, have been selected by City Council. The committee meets on an "as need" basis, in open forum, to review FIP applications and submit their recommendation of funding back to City Council for approval.

The Façade Improvement Program currently has approximately \$70,000 in funding available for other projects, but no applications have been submitted for consideration since the completion of the Northgate Center project located at 301 College Main in May of 2002. CD staff encourages local commercial property owners needing renovation assistance to become familiar with the FIP requirements, complete an application and submit it to the CD office. Once the application is submitted, the contents of the application will then be reviewed by CD staff for completeness and forwarded on to the FIPAC.

Emergency Repair Assistance

Emergency Repair Assistance is an extension of the Rehabilitation Program that addresses only imminent health and safety defects in a low-income homeowner's dwelling. No emergency rehabilitation activities have been performed since the previous newsletter.

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**We're on the Web!
www.cstx.gov**

Eric Barton & Joe Marino Obtain New State Licenses

Eric Barton, the CD Housing Program Coordinator, is also a licensed Master Plumber with the Texas State Board of Plumbing Examiners (TSBPE). Eric renewed his plumbing license at the end of March in order to maintain legal status as a licensed plumbing professional in the state of Texas.

Joe Marino, the CD Housing Project specialist, is also a licensed Journeyman Electrician in local Texas municipalities. During the month of March, Joe obtained his state Journeyman Electrician license through the Texas Department of Licensing and Regulation (TDLR). This license is a new state requirement for electricians and allows Joe to maintain his legal status as a licensed professional electrician in the State of Texas.

Eric and Joe work with inner-city departments, as well as low/mod income homeowners and contractors, to coordinate construction planning, drawings, specifications and bid packets for the redevelopment of deteriorated housing in low-income neighborhoods. Once an applicant qualifies as a low-income household and can prove title to their property, Eric and Joe manage the construction and payment activities of a project until it is completed.
